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STATE OF RHODE ISLAND

IN GENERAL ASSEMBLY

JANUARY SESSION, A.D. 2019

A N A C T

RELATING TO STATE AFFAIRS AND GOVERNMENT - REBUILD RHODE ISLAND TAX
CREDIT

Introduced By: Representatives Barros, Tobon, Alzate, Johnston, and Messier

Date Introduced: June 07, 2019

Referred To: House Finance

It is enacted by the General Assembly as follows:

1 --SECTION 1. Sections 42-64.20-3 and 42-64.20-5 of the General Laws in Chapter 42-
2 64.20 entitled "Rebuild Rhode Island Tax Credit" are hereby amended to read as follows:

3 **42-64.20-3. Definitions.**

4 As used in this chapter:

5 (1) "Adaptive reuse" means the conversion of an existing structure from the use for which
6 it was constructed to a new use by maintaining elements of the structure and adapting such
7 elements to a new use.

8 (2) "Affiliate" means an entity that directly or indirectly controls, is under common
9 control with, or is controlled by the business. Control exists in all cases in which the entity is a
10 member of a controlled group of corporations as defined pursuant to § 1563 of the Internal
11 Revenue Code of 1986 (26 U.S.C. § 1563) or the entity is an organization in a group of
12 organizations under common control as defined pursuant to subsection (b) or (c) of § 414 of the
13 Internal Revenue Code of 1986 (26 U.S.C. § 414). A taxpayer may establish by clear and
14 convincing evidence, as determined by the tax administrator, that control exists in situations
15 involving lesser percentages of ownership than required by those statutes. An affiliate of a
16 business may contribute to meeting either the capital investment or full-time employee
17 requirements of a business that applies for a credit under this chapter.

18 (3) "Affordable housing" means housing for sale or rent with combined rental costs or

1 combined mortgage loan debt service, property taxes, and required insurance that do not exceed
2 thirty percent (30%) of the gross annual income of a household earning up to eighty percent
3 (80%) of the area median income, as defined annually by the United States Department of
4 Housing and Urban Development.

5 (4) "Applicant" means a developer applying for a rebuild Rhode Island tax credit under
6 this chapter.

7 (5) "Business" means a corporation as defined in § 44-11-1(4), or a partnership, an S
8 corporation, a non-profit corporation, a sole proprietorship, or a limited liability corporation. A
9 business shall include an affiliate of the business if that business applies for a credit based upon
10 any capital investment made by an affiliate.

11 (6) "Capital investment" in a real estate project means expenses by a developer incurred
12 after application for:

13 (i) Site preparation and construction, repair, renovation, improvement, equipping, or
14 furnishing on real property or of a building, structure, facility, or improvement to real property;

15 (ii) Obtaining and installing furnishings and machinery, apparatus, or equipment,
16 including but not limited to material goods for the operation of a business on real property or in a
17 building, structure, facility, or improvement to real property.

18 In addition to the foregoing, if a developer acquires or leases a qualified development
19 project, the capital investment made or acquired by the seller or owner, as the case may be, if
20 pertaining primarily to the premises of the qualified development project, shall be considered a
21 capital investment by the developer and, if pertaining generally to the qualified development
22 project being acquired or leased, shall be allocated to the premises of the qualified development
23 project on the basis of the gross leasable area of the premises in relation to the total gross leasable
24 area in the qualified development project. The capital investment described herein shall be
25 defined through rules and regulations promulgated by the commerce corporation.

26 (7) "Certified historic structure" means a property which is located in the state of Rhode
27 Island and is

28 (i) Listed individually on the national register of historic places; or

29 (ii) Listed individually in the state register of historic places; or

30 (iii) Located in a registered historic district and certified by either the Rhode Island
31 historical preservation and heritage commission created pursuant to § 42-45-2 or the Secretary of
32 the Interior as being of historic significance to the district.

33 (8) "Commerce corporation" means the Rhode Island commerce corporation established
34 pursuant to § 42-64-1 et seq.

1 (9) "Commercial" shall mean non-residential development.

2 (10) "Developer" means a person, firm, business, partnership, association, political
3 subdivision, or other entity that proposes to divide, divides, or causes to be divided real property
4 into a subdivision or proposes to build, or builds a building or buildings or otherwise improves
5 land or existing structures, which division, building, or improvement qualifies for benefits under
6 this chapter.

7 (11) "Development" means the improvement of land through the carrying out of building,
8 engineering, or other operations in, on, over, or under land, or the making of any material change
9 in the use of any buildings or land for the purposes of accommodating land uses.

10 (12) "Eligibility period" means the period in which a developer may claim a tax credit
11 under this act, beginning with the tax period in which the commerce corporation accepts
12 certification from the developer that it has met the requirements of the act and extending
13 thereafter for a term of five (5) years.

14 (13) "Full-time employee" means a person who is employed by a business for
15 consideration for a minimum of at least thirty-five (35) hours per week, or who renders any other
16 standard of service generally accepted by custom or practice as full-time employment, or who is
17 employed by a professional employer organization pursuant to an employee leasing agreement
18 between the business and the professional employer organization for a minimum of thirty-five
19 (35) hours per week, or who renders any other standard of service generally accepted by custom
20 or practice as full-time employment, and whose wages are subject to withholding.

21 (14) "Hope community" means a municipality for which the five-year (5) average
22 percentage of families with income below the federal poverty level exceeds the state five-year (5)
23 average percentage, both as most recently reported by the U.S. Department of Commerce, Bureau
24 of the Census.

25 (15) "Mixed use" means a development comprising both commercial and residential
26 components.

27 (16) "Partnership" means an entity classified as a partnership for federal income tax
28 purposes.

29 (17) "Pawtucket-Central Falls station redevelopment district" means the area in the city
30 of Pawtucket beginning at the point of intersection of Lonsdale Avenue and Rand Street, turning
31 south on Lonsdale Avenue until Beecher Street, then heading east, then south, then east on
32 Beecher Street to Coleman Street, then turning south onto Coleman Street to Carpenter Street,
33 then heading east onto Carpenter Street to Conant Street, then turning south onto Conant Street to
34 Weeden Street, turning west onto Weeden Street to Coleman Street, then turning south onto

1 Coleman Street to Centre Street, then turning east onto Centre Street to Conant Street, then
2 turning south onto Conant Street to Mineral Spring Avenue, then turning east onto Mineral
3 Spring Avenue to Church Street, continuing east onto Church Street to Park Place West, turning
4 north onto Park Place West to Dexter Street, continuing north onto Dexter Street to Cross Street,
5 then turning west onto Cross Street to Pine Street, then turning north onto Pine Street to Rand
6 Street, then turning west onto Rand Street to Lonsdale Avenue. In the City of Central Falls it
7 means the area beginning at the point of intersection of Dexter Street and the Central Falls-
8 Pawtucket city line, then following the Central Falls-Pawtucket city line to Clay Street, then
9 turning east onto Clay Street to Hawes Street, then turning north onto Hawes Street to Cross
10 Street, then turning west onto Cross Street to Pine Street, then turning north onto Pine Street to
11 Knight Street, then turning east onto Knight Street to Dexter Street, then turning north onto
12 Dexter Street to Central Street, then turning west onto Central Street to Pine Street, then turning
13 north onto Pine Street to Rand Street, then turning east onto Rand Street to Dexter Street, then
14 turning north onto Dexter Street to Mowry Street, then turning west onto Mowry Street to Pine
15 Street, then turning south onto Pine Street to Rand Street, then turning west onto Rand Street to
16 Lonsdale Avenue, then turning south onto Lonsdale Avenue to the Central Falls-Pawtucket city
17 line, then following the Central Falls-Pawtucket city line east to Dexter Street.

18 ~~(17)~~(18) "Placed in service" means the earlier of i) substantial construction or
19 rehabilitation work has been completed which would allow for occupancy of an entire structure or
20 some identifiable portion of a structure, as established in the application approved by the
21 commerce corporation board or ii) receipt by the developer of a certificate, permit or other
22 authorization allowing for occupancy of the project or some identifiable portion of the project by
23 the municipal authority having jurisdiction.

24 ~~(18)~~(19) "Project" means qualified development project as defined under subsection (22).

25 ~~(19)~~(20) "Project area" means land or lands under common ownership or control in which
26 a qualified development project is located.

27 ~~(20)~~(21) "Project cost" means the costs incurred in connection with the qualified
28 development project or qualified residential or mixed use project by the applicant until the
29 issuance of a permanent certificate of occupancy, or until such other time specified by the
30 commerce corporation, for a specific investment or improvement, as defined through rules and
31 regulations promulgated by the commerce corporation.

32 ~~(21)~~(22) "Project financing gap" means

33 (i) The part of the total project cost that remains to be financed after all other sources of
34 capital have been accounted for (such sources will include, but not be limited to, developer-

1 contributed capital), which shall be defined through rules and regulations promulgated by the
2 commerce corporation, or

3 (ii) The amount of funds that the state may invest in a project to gain a competitive
4 advantage over a viable and comparable location in another state by means described in this
5 chapter.

6 ~~(22)~~(23) "Qualified development project" means a specific construction project or
7 improvement, including lands, buildings, improvements, real and personal property or any
8 interest therein, including lands under water, riparian rights, space rights and air rights, acquired,
9 owned, leased, developed or redeveloped, constructed, reconstructed, rehabilitated or improved,
10 undertaken by a developer, owner or tenant, or both, within a specific geographic area, meeting
11 the requirements of this chapter, as set forth in an application made to the commerce corporation.

12 ~~(23)~~(24) "Recognized historical structure" means a property which is located in the state
13 of Rhode Island and is commonly considered to be of historic or cultural significance as
14 determined by the commerce corporation in consultation with the state historic preservation
15 officer.

16 ~~(24)~~(25) "Residential" means a development of residential dwelling units.

17 ~~(25)~~(26) "Targeted industry" means any advanced, promising, or otherwise prioritized
18 industry identified in the economic development vision and policy promulgated pursuant to § 42-
19 64.17-1 or, until such time as any such economic development vision and policy is promulgated,
20 as identified by the commerce corporation.

21 ~~(26)~~(27) "Transit oriented development area" means an area in proximity to transit
22 infrastructure that will be further defined by regulation of the commerce corporation in
23 consultation with the Rhode Island department of transportation.

24 ~~(27)~~(28) "Workforce housing" means housing for sale or rent with combined rental costs
25 or combined mortgage loan debt service, property taxes, and required insurance that do not
26 exceed thirty percent (30%) of the gross annual income of a household earning between eighty
27 percent (80%) and one hundred and forty percent (140%) of the area median income, as defined
28 annually by the United States Department of Housing and Urban Development.

29 **42-64.20-5. Tax credits.**

30 (a) An applicant meeting the requirements of this chapter may be allowed a credit as set
31 forth hereinafter against taxes imposed upon such person under applicable provisions of title 44
32 of the general laws for a qualified development project.

33 (b) To be eligible as a qualified development project entitled to tax credits, an applicant's
34 chief executive officer or equivalent officer shall demonstrate to the commerce corporation, at the

1 time of application, that:

2 (1) The applicant has committed capital investment or owner equity of not less than
3 twenty percent (20%) of the total project cost;

4 (2) There is a project financing gap in which after taking into account all available private
5 and public funding sources, the project is not likely to be accomplished by private enterprise
6 without the tax credits described in this chapter; and

7 (3) The project fulfills the state's policy and planning objectives and priorities in that:

8 (i) The applicant will, at the discretion of the commerce corporation, obtain a tax
9 stabilization agreement from the municipality in which the real estate project is located on such
10 terms as the commerce corporation deems acceptable;

11 (ii) It (A) is a commercial development consisting of at least 25,000 square feet occupied
12 by at least one business employing at least 25 full-time employees after construction or such
13 additional full-time employees as the commerce corporation may determine; (B) is a multi-family
14 residential development in a new, adaptive reuse, certified historic structure, or recognized
15 historical structure consisting of at least 20,000 square feet and having at least 20 residential units
16 in a hope community; or (C) is a mixed-use development in a new, adaptive reuse, certified
17 historic structure, or recognized historical structure consisting of at least 25,000 square feet
18 occupied by at least one business, subject to further definition through rules and regulations
19 promulgated by the commerce corporation; and

20 (iii) Involves a total project cost of not less than \$5,000,000, except for a qualified
21 development project located in a hope community or redevelopment area designated under § 45-
22 32-4 in which event the commerce corporation shall have the discretion to modify the minimum
23 project cost requirement.

24 (c) Applicants qualifying for a tax credit pursuant to chapter 33.6 of title 44 shall be
25 exempt from the requirements of subparagraphs (b)(3)(ii) and (b)(3)(iii). The following procedure
26 shall apply to such applicants:

27 (1) The division of taxation shall remain responsible for determining the eligibility of an
28 applicant for tax credits awarded under chapter 33.6 of title 44;

29 (2) The commerce corporation shall retain sole authority for determining the eligibility of
30 an applicant for tax credits awarded under this chapter; and

31 (3) The commerce corporation shall not award in excess of fifteen percent (15%) of the
32 annual amount appropriated in any fiscal year to applicants seeking tax credits pursuant to
33 subsection (c).

34 (d) Maximum project credit.

1 (i) For qualified development projects, the maximum tax credit allowed under this
2 chapter shall be the lesser of (1) thirty percent (30%) of the total project cost; or (2) the amount
3 needed to close a project financing gap (after taking into account all other private and public
4 funding sources available to the project), as determined by the commerce corporation.

5 (ii) The credit allowed pursuant to this chapter shall not exceed fifteen million dollars
6 (\$15,000,000) for any qualified development project under this chapter. No building or qualified
7 development project to be completed in phases or in multiple projects shall exceed the maximum
8 project credit of fifteen million dollars (\$15,000,000) for all phases or projects involved in the
9 rehabilitation of such building. Provided, however, that for purposes of this subsection and no
10 more than once in a given fiscal year, the commerce corporation may consider the development
11 of land and buildings by a developer on the "I-195 land" (as defined in § 42-64.24-3(6) of the
12 general laws) as a separate, qualified development project from a qualified development project
13 by a tenant or owner of a commercial condominium or similar legal interest including leasehold
14 improvement, fit out, and capital investment. Such qualified development project by a tenant or
15 owner of a commercial condominium or similar legal interest on the I-195 land may be exempted
16 from subparagraph (d)(i)(1).

17 (e) Credits available under this chapter shall not exceed twenty percent (20%) of the
18 project cost, provided, however, that the applicant shall be eligible for additional tax credits of not
19 more than ten percent (10%) of the project cost, if the qualified development project meets any of
20 the following criteria or other additional criteria determined by the commerce corporation from
21 time to time in response to evolving economic or market conditions:

22 (1) The project includes adaptive reuse or development of a recognized historical
23 structure;

24 (2) The project is undertaken by or for a targeted industry;

25 (3) The project is located in a transit-oriented development area; Notwithstanding the
26 provisions of any general or special law to the contrary, applicants applying for tax credits for
27 projects located in a transit-oriented development area located in the Pawtucket-Central Falls
28 station redevelopment district shall be eligible for credits not exceeding fifty percent (50%) of the
29 project cost;

30 (4) The project includes residential development of which at least twenty percent (20%)
31 of the residential units are designated as affordable housing or workforce housing;

32 (5) The project includes the adaptive reuse of property subject to the requirements of the
33 industrial property remediation and reuse act, § 23-19.14-1 et seq.; or

34 (6) The project includes commercial facilities constructed in accordance with the

1 minimum environmental and sustainability standards, as certified by the commerce corporation
2 pursuant to Leadership in Energy and Environmental Design or other equivalent standards.

3 (f) Maximum aggregate credits. The aggregate sum authorized pursuant to this chapter
4 shall not exceed one hundred and fifty million dollars (\$150,000,000).

5 (g) Tax credits shall not be allowed under this chapter prior to the taxable year in which
6 the project is placed in service.

7 (h) The amount of a tax credit allowed under this chapter shall be allowable to the
8 taxpayer in up to five, annual increments; no more than thirty percent (30%) and no less than
9 fifteen percent (15%) of the total credits allowed to a taxpayer under this chapter may be
10 allowable for any taxable year.

11 (i) If the portion of the tax credit allowed under this chapter exceeds the taxpayer's total
12 tax liability for the year in which the relevant portion of the credit is allowed, the amount that
13 exceeds the taxpayer's tax liability may be carried forward for credit against the taxes imposed for
14 the succeeding four (4) years, or until the full credit is used, whichever occurs first. Credits
15 allowed to a partnership, a limited liability company taxed as a partnership, or multiple owners of
16 property shall be passed through to the persons designated as partners, members, or owners
17 respectively pro rata or pursuant to an executed agreement among such persons designated as
18 partners, members, or owners documenting an alternate distribution method without regard to
19 their sharing of other tax or economic attributes of such entity.

20 (j) The commerce corporation in consultation with the division of taxation shall establish,
21 by regulation, the process for the assignment, transfer, or conveyance of tax credits.

22 (k) For purposes of this chapter, any assignment or sales proceeds received by the
23 taxpayer for its assignment or sale of the tax credits allowed pursuant to this section shall be
24 exempt from taxation under title 44. If a tax credit is subsequently revoked or adjusted, the
25 seller's tax calculation for the year of revocation or adjustment shall be increased by the total
26 amount of the sales proceeds, without proration, as a modification under chapter 30 of title 44. In
27 the event that the seller is not a natural person, the seller's tax calculation under chapters 11, 13,
28 14, or 17 of title 44 of the general laws, as applicable, for the year of revocation, or adjustment,
29 shall be increased by including the total amount of the sales proceeds without proration.

30 (l) The tax credit allowed under this chapter may be used as a credit against corporate
31 income taxes imposed under chapters 11, 13, 14, or 17, of title 44, or may be used as a credit
32 against personal income taxes imposed under chapter 30 of title 44 for owners of pass-through
33 entities such as a partnership, a limited liability company taxed as a partnership, or multiple
34 owners of property.

1 (m) In the case of a corporation, this credit is only allowed against the tax of a
2 corporation included in a consolidated return that qualifies for the credit and not against the tax of
3 other corporations that may join in the filing of a consolidated tax return.

4 (n) Upon request of a taxpayer and subject to annual appropriation, the state shall redeem
5 such credit, in whole or in part, for ninety percent (90%) of the value of the tax credit. The
6 division of taxation, in consultation with the commerce corporation, shall establish by regulation
7 a redemption process for tax credits.

8 (o) Projects eligible to receive a tax credit under this chapter may, at the discretion of the
9 commerce corporation, be exempt from sales and use taxes imposed on the purchase of the
10 following classes of personal property only to the extent utilized directly and exclusively in such
11 project: (1) Furniture, fixtures and equipment, except automobiles, trucks, or other motor
12 vehicles; or (2) Such other materials, including construction materials and supplies, that are
13 depreciable and have a useful life of one year or more and are essential to the project.

14 (p) The commerce corporation shall promulgate rules and regulations for the
15 administration and certification of additional tax credit under subsection (e), including criteria for
16 the eligibility, evaluation, prioritization, and approval of projects that qualify for such additional
17 tax credit.

18 (q) The commerce corporation shall not have any obligation to make any award or grant
19 any benefits under this chapter.

20 SECTION 2. This act shall take effect upon passage.

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EXPLANATION
BY THE LEGISLATIVE COUNCIL
OF

A N A C T

RELATING TO STATE AFFAIRS AND GOVERNMENT - REBUILD RHODE ISLAND TAX
CREDIT

1 This act would amend certain provisions of the "Rebuild Rhode Island Tax Credit Act",
2 and would create the Pawtucket-Central Falls station redevelopment district with a metes and
3 bounds description. The act would also provide that tax credits may be available for certain
4 projects located in the transit-oriented development area located in the Pawtucket-Central Falls
5 station redevelopment district for an amount not to exceed fifty percent (50%) of the project cost.

6 This act would take effect upon passage.

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